

Mayor's Office of Capital Projects

Date: November 18, 2022

To: Richard Starr, Councilmember
Ward 5

From: James DeRosa, Director
Mayor's Office of Capital Projects

Re: Request for review and approval of the proposed re-subdivision of Cedar Extension Redevelopment project & Dedication of East 26th Street

Location: In between Central Avenue & Community College Avenue, East 22nd Street & East 30th Street

Ward: 5, Councilmember Richard Starr

Description:

This is a proposed re-subdivision & road dedication that is situated on CMHA owned property that will create a new road from Community College Avenue to Central Avenue. New parcels will be created fronting along the proposed road to facilitate new housing developments & other site improvements.

The proposed dedication plat has been forwarded to you for review. If you have any questions please contact Shane Shuba, Survey Department at 216-664-2475.

Thank you.

JDD/sms

Cc: Eric Westfall
Kimberly Moss
Lillian Patterson

OWNERS ACCEPTANCE

I, (We) the undersigned owners of the land shown hereon, do hereby accept this Subdivision Plat and East 26th Street Dedication to the public use the land embraced in (street name(s)) as shown in shade hereon

Jeffery K. Patterson CEO
Cuyahoga Metropolitan Housing Authority

NOTARY

State of _____ }
County of _____ }

Before me a Notary Public in and for said County and State, personally appeared the above named Owner(s) who acknowledged that he did sign the foregoing instrument and that it was his own free act and deed.

In witness whereof, I have hereunto set my hand and official seal at _____, _____ this _____ day of _____, 2022.

Notary Public

My commission expires

**RE-SUBDIVISION OF CEDAR EXTENSION
REDEVELOPMENT
AND EAST 26TH STREET DEDICATION
OF SUBLLOT NOS. 3A, 3B AND 4
CREATING
EAST 26TH STREET AND
SUBLLOT NOS. 3C, 4A, 4B AND 4C
BLOCKS "A" AND "B"
P.P.N. 103-27-012
P.P.N. 103-27-013
P.P.N. 103-27-008
CENTRAL AVENUE
COMMUNITY COLLEGE AVENUE**

Situated in the City of Cleveland, County of Cuyahoga, State of Ohio and known as being all of Sublot Nos. 3A and 3B in the Plat of Lot Split of Sublot No. 3 of part of the Original Ten Acre Lots Nos. 35 and 36 as shown by the plat recorded in AFN. 202002050120 of Cuyahoga County Records and all of Sublot No. 4 in the Cedar Extension Redevelopment Subdivision of part of the Original Ten Acre Lots No. 34 and 35 as shown by the plat recorded in Volume 379, Pages 38-39 of Cuyahoga County Map Records.

EAST 26TH STREET APPROVALS

This dedication plat is approved by the Planning Director of the City of Cleveland, Ohio this _____ day of _____, 2022.

Joyce Pan Huang – Planning Director

The street herein proposed to be dedicated is sufficiently defined by monuments and is hereby approved by the platting commissioner of the City of Cleveland, Ohio this _____ day of _____, 2022.

Richard Switalski – Platting Commissioner

This dedication plat is in accordance with the rules of the planning commission and is hereby approved by the Director of Capital Projects of the City of Cleveland, Ohio this _____ day of _____, 2022.

James DeRosa – Director of Capital Projects

This dedication plat is approved by the council of the City of Cleveland, Ohio this _____ day of _____, 2022.

Patricia Britt – Clerk of Council

The land embraced in (East 26th Street) as shown in shade hereon is free from all encumbrances except taxes, general or special as shown on Ohio Real Title Agency, LLC insurance company ALTA/NSPS commitment, policy no. 171767 dated August 2, 2022.

Mark Griffin – Director of Law

Assistant Director of Law

APPROVED BY THE DEVELOPMENT, PLANNING AND SUSTAINABILITY COMMITTEE

Anthony Hairston – Chair Jasmin Santana – Vice Chair

Kris Harsh Stephanie Howse

Joseph Jones Kerry McCormack

Jenny Spencer

APPROVED BY THE MUNICIPAL SERVICES AND PROPERTY COMMITTEE

Kevin Bishop – Chair Brian Mooney – Vice Chair

Anthony Hairston Joseph Jones

Brian Kazy Rebecca Maurer

Richard Starr

RE-SUBDIVISION APPROVALS

This subdivision and plat are approved by the Planning Director of the City of Cleveland, Ohio this _____ day of _____, 2022.

Joyce Pan Huang – Planning Director

This subdivision and plat are approved by the Platting Commissioner of the City of Cleveland, Ohio this _____ day of _____, 2022.

Richard Switalski – Platting Commissioner

This subdivision and plat are in accordance with the rules of the Planning Commission and is hereby approved by the Director of Capital Projects of the City of Cleveland, Ohio this _____ day of _____, 2022.

James DeRosa – Director of Capital Projects

This subdivision and plat are accepted & approved by the Council of the City of Cleveland, Ohio this _____ day of _____, 2022.

Patricia Britt – Clerk of Council

Cleveland City Council File No. _____

APPROVED BY THE DEVELOPMENT, PLANNING AND SUSTAINABILITY COMMITTEE

Anthony Hairston – Chair Jasmin Santana – Vice Chair

Kris Harsh Stephanie Howse

Joseph Jones Kerry McCormack

Jenny Spencer

APPROVED BY THE MUNICIPAL SERVICES AND PROPERTY COMMITTEE

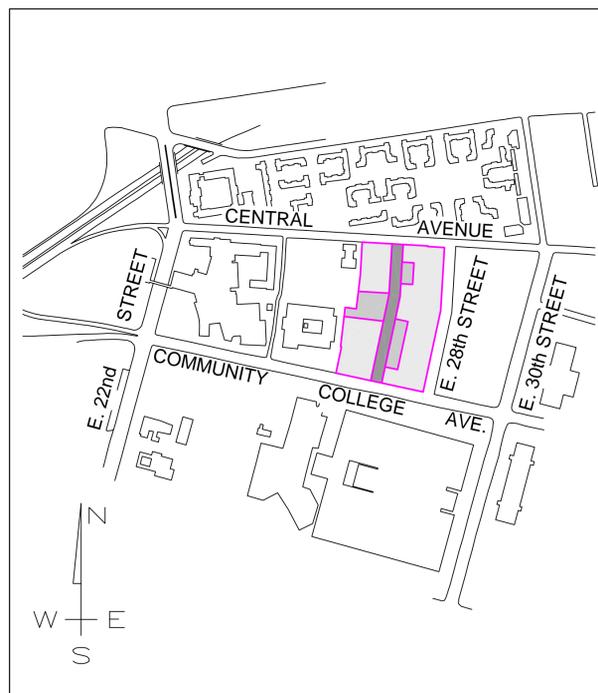
Kevin Bishop – Chair Brian Mooney – Vice Chair

Anthony Hairston Joseph Jones

Brian Kazy Rebecca Maurer

Richard Starr

VICINITY MAP



NOT TO SCALE

CERTIFICATION

This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are to an assumed meridian and are intended to indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. I hereby certify I have surveyed the subject premises and prepared this drawing in Accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

**Preliminary
for Review**

Edward B. Dudley, III P.S. No. 6747 Date September 12, 2022

LAND AREAS

Parcel 3C	3.3611 Acres	146,408 Sq.Ft.
Parcel 4A	1.4685 Acres	63,968 Sq.Ft.
Parcel 4B	0.5550 Acres	24,174 Sq.Ft.
Parcel 4C	0.9666 Acres	42,107 Sq.Ft.
Block A	0.4116 Acres	17,931 Sq.Ft.
Block B	0.1667 Acres	7,262 Sq.Ft.
East 26th Street	1.0238 Acres	44,595 Sq.Ft.



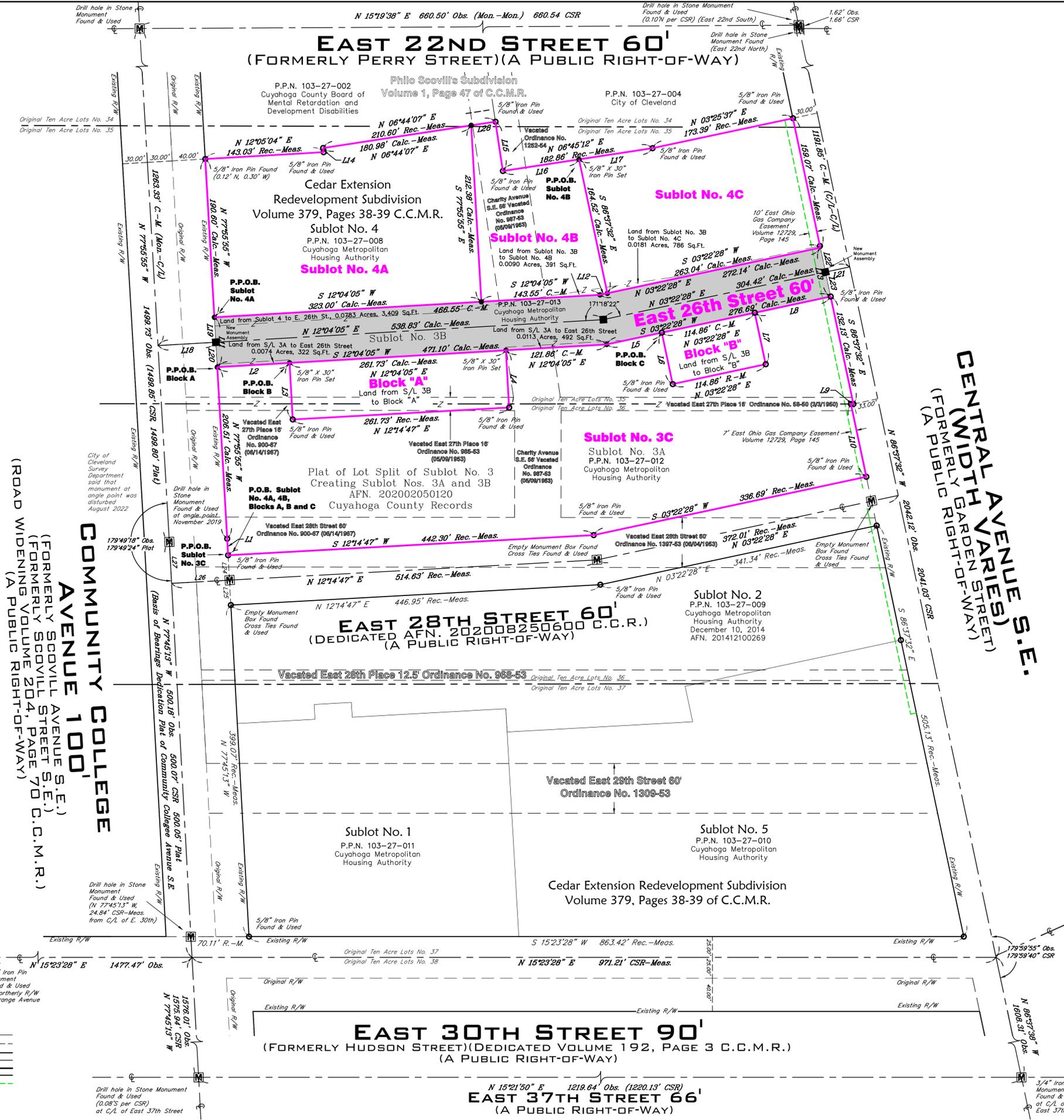
LAND SURVEYING - ENGINEERING - DESIGN
3800 LAKEVIEW AVENUE - SUITE 100
CLEVELAND - OHIO - 44120
PHONE: (216) 491-2000 FAX: (216) 491-9640
WWW.RIVERSTONE SURVEY.COM

LINE TABLE

Line #	Length	Bearing
L1	20.03'	S 77° 45' 13" E
L2	87.51'	S 12° 04' 05" W
L3	68.10'	N 77° 45' 13" W
L4	68.92'	S 77° 45' 13" E
L5	68.08'	S 03° 22' 28" W
L6	63.22'	N 86° 37' 32" W
L7	63.22'	S 86° 37' 32" E
L8	93.75'	N 03° 22' 28" E
L9	3.07'	S 15° 24' 36" W
L10	89.44'	S 86° 37' 32" E
L11	60.00'	N 77° 55' 55" W
L12	9.10'	S 03° 22' 28" W
L13	60.00'	N 86° 37' 32" W
L14	5.01'	N 80° 32' 50" W
L15	59.99'	S 83° 12' 48" E
L16	93.06'	N 06° 45' 12" E
L17	89.80'	N 06° 45' 12" E
L18	70.00'	N 12° 04' 05" E
L19	30.00'	S 77° 55' 55" E
L20	30.00'	S 77° 55' 55" E
L21	30.00'	S 03° 22' 28" W
L22	30.00'	S 86° 37' 32" E
L23	30.00'	S 86° 37' 32" E
L24	30.00'	N 77° 45' 13" W
L25	30.00'	N 77° 45' 13" W
L26	70.00'	N 12° 14' 47" E
L27	49.92'	N 77° 45' 13" W
L28	29.62'	N 06° 44' 07" E

COMMUNITY COLLEGE AVENUE 100'
 (FORMERLY SCOVILL AVENUE S.E.)
 (FORMERLY GARDEN STREET S.E.)
 (FORMERLY VOLUME 204, PAGE 70 C.C.M.R.)
 (A PUBLIC RIGHT-OF-WAY)

CENTRAL AVENUE S.E.
 (FORMERLY WIRTH GARDEN STREET)
 (A PUBLIC RIGHT-OF-WAY)



LEGEND

- = New Monument Assembly
- Ⓜ = Monument Box Found
- = Iron Pin Found
- = Iron Pipe Found
- ⊙ = 5/8"x30" Iron Pin Set
- ⊕ = Drill Hole Set / Found
- ⊖ = P.K. Nail Set / Found
- ⊗ = Centerline
- ⊘ = Property Line

Parcel / Sublot line
 Original Parcel / Sublot Line
 Original Lot / Section Line
 Centerline
 Subject Property Line
 Right-of-way Line
 Easement Line

**RE-SUBDIVISION OF CEDAR
 EXTENSION REDEVELOPMENT
 AND EAST 26TH STREET
 DEDICATION
 OF SUBLT NOS. 3A, 3B AND 4
 CREATING
 EAST 26TH STREET AND
 SUBLT NOS. 3C, 4A, 4B AND 4C
 BLOCKS "A" AND "B"
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 CENTRAL AVENUE
 COMMUNITY COLLEGE AVENUE**

BASIS OF BEARINGS

The centerline of Community College Avenue as North 77°45'13" West in the Road Widening Plot as shown in Volume 204, Page 70 of Cuyahoga County Map Records.

REFERENCE SURVEY'S

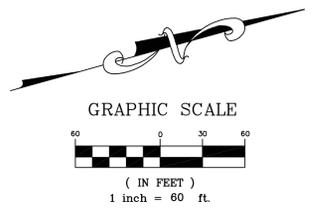
- 1.) Vacation Plot of East 27th Street and East 28th Street - Volume 201, Page 61 of Cuyahoga County Map Records.
- 2.) Community College Avenue S.E. Widening - Volume 204, Page 70 of Cuyahoga County Map Records.
- 3.) Cleveland Survey Records (CSR)
- 4.) East 30th Dedication plan as recorded in Volume 192, Page 3 of Cuyahoga County Map Records.
- 5.) Cedar Extension Redevelopment Subdivision, Volume 379, Page 38-39 of C.C.M.R
- 6.) Plat of Lot Split of Sublot No. 3 Creating Sublot Nos. 3A and 3B as recorded in AFN. 202002050120 of Cuyahoga County Records.
- 7.) East 28th Street Dedication as recorded in AFN. 202008250600 of Cuyahoga County Records.

DEED OF REFERENCE

Land described to Cuyahoga Metropolitan Housing Authority (P.P.N. 103-27-008, -012 and -013) and recorded in AFN. 201412100269 of Cuyahoga County Deed Records.

LAND AREAS

Parcel 3C	3.3611 Acres	146,408 Sq.Ft.
Parcel 4A	1.4685 Acres	63,968 Sq.Ft.
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 for Review**

September 12, 2022
 Edward B. Dudley, III Date
 P.S. No. 6747

Note: ● Denotes 5/8"x30" iron pins set and capped "Riverstone Company-PS6747-PS8646"

RIVERSTONE
 LAND SURVEYING - ENGINEERING - DESIGN
 3800 LAKESIDE AVENUE - SUITE 100
 CLEVELAND - OHIO - 44120
 PHONE: (216) 491-2000 FAX: (216) 491-9640
 WWW.RIVERSTONESURVEY.COM

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